

CONSENT LETTER FROM THE ESCROW COLLECTION BANK SPONSOR BANK

To,

The Board of Directors,
Suraj Estate Developers Limited
301, 3rd Floor, Aman Chambers,
Veer Savarkar Marg, Opp Bengal Chemicals,
Prabhadevi, Mumbai – 400 025,
Maharashtra, India
Dear Sir,

Re: Proposed initial public offering of equity shares of face value of ₹ 5/- each (the "Equity Shares") of Suraj Estate Developers Limited (the "Company") consisting of fresh issue of Equity Shares by the Company (the "Issue")

We, Axis Bank Limited, do hereby consent to act as the Public Issue Account Bank, Sponsor Bank and Escrow Collection Bank and to our name and details mentioned herein being inserted as Public Issue Account Bank, Sponsor Bank and Escrow Collection Bank and Banker to the Issue in the red herring prospectus ("RHP") and the prospectus ("Prospectus") intended to be filed with the Registrar of Companies, Mumbai, Maharashtra ("RoC") and thereafter to be filed with the Securities and Exchange Board of India (the "SEBI") and the BSE Limited and National Stock Exchange of India Limited (the "Stock Exchanges") where the Equity Shares are proposed to be listed, as well as in other documents in relation to the Issue (the "Offer Documents").

We hereby authorise you to deliver this consent letter to SEBI, the Stock Exchanges, the RoC and any other regulatory authorities as may be required and/or for the records to be maintained by the BRLM in connection with the Offer. The following details with respect to us may be disclosed in the Issue Documents:

Name: AXIS BANK LIMITED
Address: Jeevan Prakash Building, Ground Floor, Sir P M Road Fort Mumbai 400001
Telephone number: 9619698042
E-mail: Fort.branchhead@axisbank.com
Website: www.axisbank.com
Contact Person: Mehdi Ali Abbas Fatteh
SEBI Registration Number: INBI00000017
Corporate Identity Number (CIN): L65110GJ1993PLC020769

We enclose a copy of our registration certificate and declaration regarding our registration with SEBI in the required format (**Annexure A**). We also certify that our registration is valid as on date and that we have not been prohibited or debarred by SEBI, any other regulatory authority, court or tribunal from acting as an intermediary in capital market issues.

We further confirm that the above information in relation to us is true, correct, accurate, complete and not misleading in any respect and without omission of any matter that is likely to mislead, and adequate to enable investors to make a well-informed decision.

We confirm that we will immediately communicate any changes in writing in the above information to the Company, book running lead managers to the Issue ("BRLMs") until the date when the Equity Shares that are allotted and transferred in the Issue, commence trading on the Stock Exchanges. In the absence of any such communication from us, BRLMs and the legal counsel to the Issue can assume that there is no change to the above information until the Equity Shares commence trading on the Stock Exchanges pursuant to the Issue.



This consent letter, including any annexures hereto, is for information and for inclusion (in part or full) in the Issue Documents, and may be relied upon by the Company, BRLMs and the legal counsel to the Issue and the BRLM in relation to the Issue.

We also consent to the inclusion of this letter as a part of "Material Contracts and Documents for Inspection" in connection with this Issue, which will be available for public for inspection including through online means from date of the filing of the RHP until the Bid/ Issue Closing Date.

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Offer Documents.

Yours faithfully,

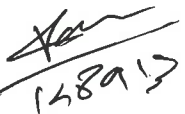
For and on behalf of Axis Bank Limited


Authorized signatory

Name: Mehdi Ali Abbas Fatteh

Date: 05/12/2023




148913
MEHDI ALI FATTEH
Vice President & Operation Head
S S No.2975
AXIS BANK LTD
Fort Branch.

Annexure A

1. Registration Number:	INBI00000017
2. Date of registration / Renewal of registration:	16 th November 2018
3. Date of expiry of registration:	Permanent Registration
4. If applied for renewal, date of application:	NA
5. Any communication from SEBI prohibiting Axis Bank Limited	NA
6. Any enquiry/investigation being conducted by SEBI:	NA
7. Details of any penalty imposed	NA
8. Period up to which registration/renewal fees have been paid	15 th November 2024



निर्गमन बैंककार

प्ररुप ख
FORM-B

BANKERS TO AN ISSUE

भारतीय प्रतिभूति और विनियम बोर्ड
SECURITIES AND EXCHANGE BOARD OF INDIA

(निर्गमन बैंककार) विनियम, 1994

0004 10 (BANKERS TO AN ISSUE) REGULATIONS, 1994

(विनियम 7)

(Regulation 7)

Regulation 7A

रजिस्ट्रीकरण का प्रमाणपत्र
CERTIFICATE OF REGISTRATION

PERMANENT REGISTRATION

- 9) बोर्ड. भारतीय प्रतिभूति और विनियम बोर्ड अधिनियम, 1992 के अधीन बनाये गये नियमों और विनियमों के साथ पठित उसकी धारा 12 की उप धारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए,
- 1) In exercise of the powers conferred by sub-section (1) of section 12 of the Securities and Exchange Board of India Act, 1992, read with the rules and regulations made thereunder, the Board hereby grants a certificate of registration to

AXIS BANK LIMITED
3RD FLOOR, TRISHUL
OPP. SAMRTHESWAR TEMPLE
LAW GARDEN, ELLIS BRIDGE
AHMEDABAD 380 006



M.F.
MEHDIALI FATTEH
President & Operation Head
S S No.2975
AXIS BANK LTD
Fort Branch.

को नियमों में, शर्तों के अधीन रहते हुए और विनियमों के अनुसार निर्गमन बैंककार के रूप में रजिस्ट्रीकरण का प्रमाणपत्र इसके द्वारा प्रदान करता है।
as a banker to an issue subject to the conditions in the rules and in accordance with the regulations.

- 2) निर्गमन बैंककार के लिए रजिस्ट्रीकरण कोड है। **INBI00000017**
- 2) Registration Code for the Banker to an issue is

- 3) जब तक नवीकृत न किया जाए, रजिस्ट्रीकरण का प्रमाणपत्र तक विधिमान्य है।
- 3) Unless renewed, the certificate of registration is valid from

- 3) This Certificate of Registration shall be valid for permanent, unless suspended or cancelled by the Board.



आदेश से
भारतीय प्रतिभूति और विनियम बोर्ड
के लिए और उसकी ओर से
By order
For and on behalf of
Securities and Exchange Board of India

Ruchi Chojer
RUCHI CHOJER

स्थान Place : MUMBAI

तारीख Date : FEBRUARY 6, 2013

प्राधिकृत हस्ताक्षरकर्ता Authorised Signatory